



THE
A-TEAM

**RE/MAX
FIRST**

22 EVANSBOROUGH View, Calgary T3P 0R2

MLS®#: **A2175631**

Area: **Evanston**

Listing Date: **11/01/24**

List Price: **\$1,190,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2015**

Finished Floor Area

Abv Sqft: **2,749**

Low Sqft:

Ttl Sqft: **2,749**

Lot Information

Lot Sz Ar: **6,953 sqft**

Lot Shape:

DOM

82

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Environmental Reserve,Pie Shaped Lot**
Park Feat: **Driveway,Insulated,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Stone,Wood Frame,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`0" x 15`2"
Office	Main	10`11" x 8`11"
Laundry	Main	7`6" x 6`0"
Bedroom	Upper	10`11" x 10`0"
Bonus Room	Upper	17`6" x 13`11"
5pc Ensuite bath	Upper	
Mud Room	Main	

Room	Level	Dimensions
Kitchen	Main	14`4" x 10`8"
Dining Room	Main	12`11" x 12`5"
Bedroom - Primary	Upper	15`5" x 13`1"
Bedroom	Upper	11`2" x 9`11"
2pc Bathroom	Main	
5pc Bathroom	Upper	

Title: **Fee Simple**
Zoning: **R-G**
Legal Desc: **1510017**

Remarks

Pub Rmks: **This is the house you have been searching for! Located in a quiet cul-de-sac of the Sought After Community of Evanston. Stunning valley ridge VIEW can be seen from all three levels, TRIPLE attached garage, WALKOUT basement, HIGH ceiling, Over 2700sf of living space, this Estate home has all. This home was built in 2015 with lot of UPGRADES and still feels like new! Upon entry, a very private foyer will welcome you home. Main floor features a spacious open floor plan with 9-foot ceiling and hardwood flooring. Gourmet kitchen with stainless steel chimney hood fan, stylish cream white cabinets and light colour granite counters match each other perfectly. A beautiful oversized center island with breakfast eating bar is dazzling under the soft ceiling lights. A huge walkthrough pantry and a second kitchen with the prep sink would be well used when you are hosting a big party. White tile backsplash, lots of lower and upper cabinets and timeless stainless-steel appliances are elegant but functional. The spacious open above living room has 18 ft ceiling! 6 big picture windows light up the whole place! The living room fireplace adds warmth to the room. Dining room are big enough for family events. A door beside the dining room opens to the full balcony. Overlooking the backyard and the valley and pond view, the balcony has Lot of room for patio furniture and BBQ! It's a perfect place to relax and enjoy after a long day work or a BBQ gathering! The main flex room is currently used as office. 2pc bathroom, laundry room and mudroom complete the main floor. The upper-level features a oversize master bedroom, with walk-in closet and 5 pc ensuite. The ensuite features a deep soaker tub with a separate shower and double vanity. A huge south facing bonus room is great for family entertainment. A hallway separates the master bedroom from two other good size bedrooms for an added level of privacy. Another 5 pc bathroom also on upper level. Walkout Basement with lot of windows is waiting for your final touch. It could easily add another 1100sf living space once it completes. It also has an oversized basement patio. Insulated Triple attached garage keeps your vehicle warm in the winter. Paved oversize and longer driveway can park another 5 CARS! Close to all level of schools, library, shopping mall and Ponds with walking trails. Enjoy the park, playground, shops, school and lifestyle in one of the best NW communities. You won't be disappointed. Easy to access to Stoney Trail, Deerfoot Trail, , etc. Come and see for yourself!**

Inclusions: **N/A**
Property Listed By: **YMK Real Estate & Management Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









